

## RESIDENTIAL DEVELOPMENT

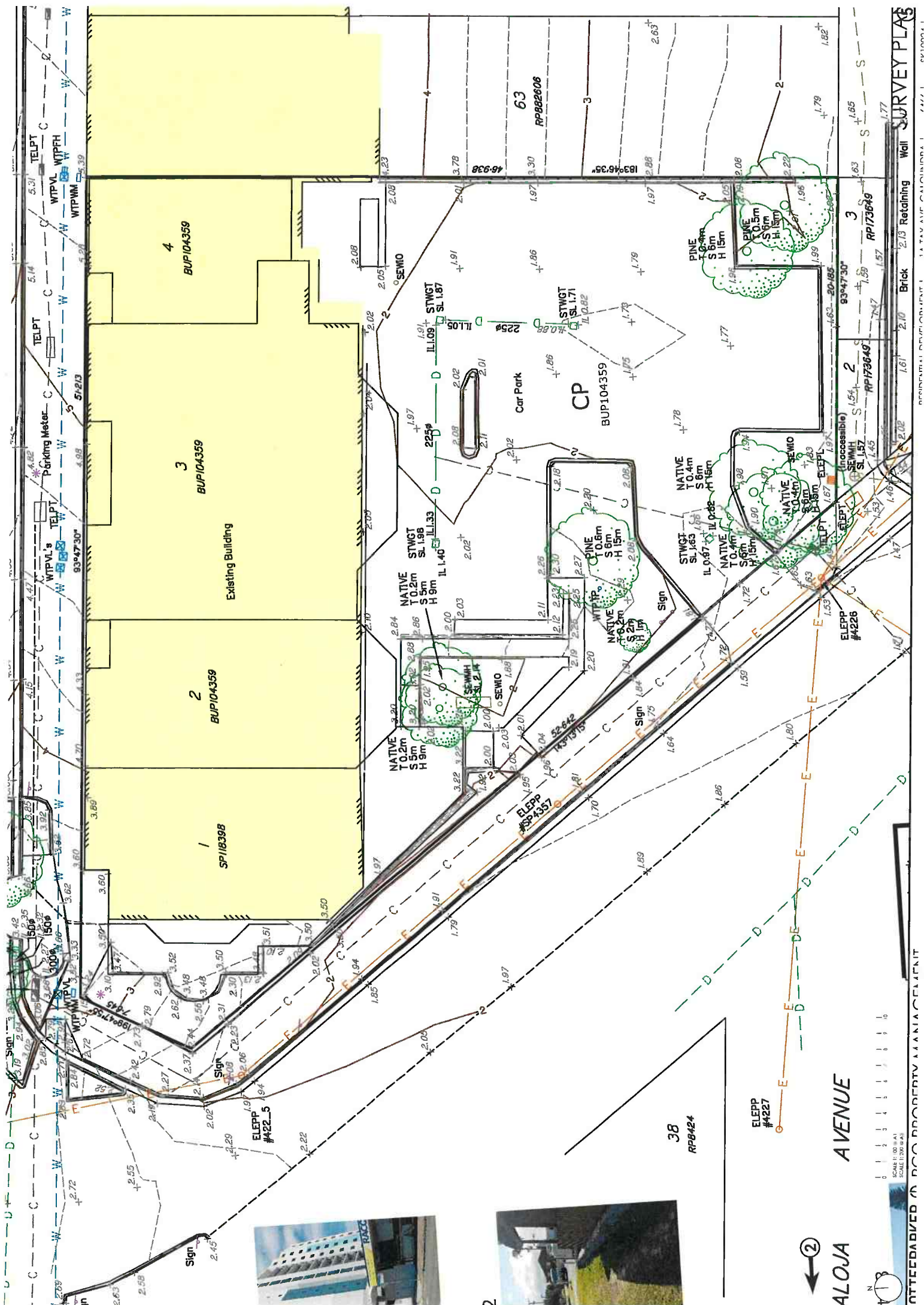
1A TAY AVE, CALOUNDRA

OPTION 03









ALOJA AVENUE



SCALE 1:500 (B.A.)

BCC PROPERTY MANAGEMENT

11/05/2024

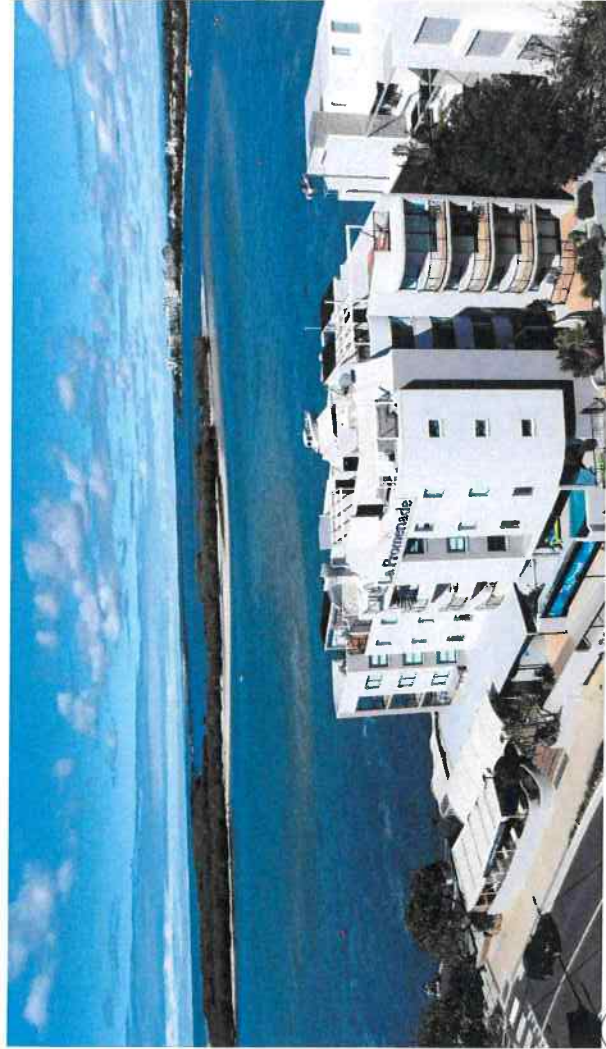
SURVEY PLAN



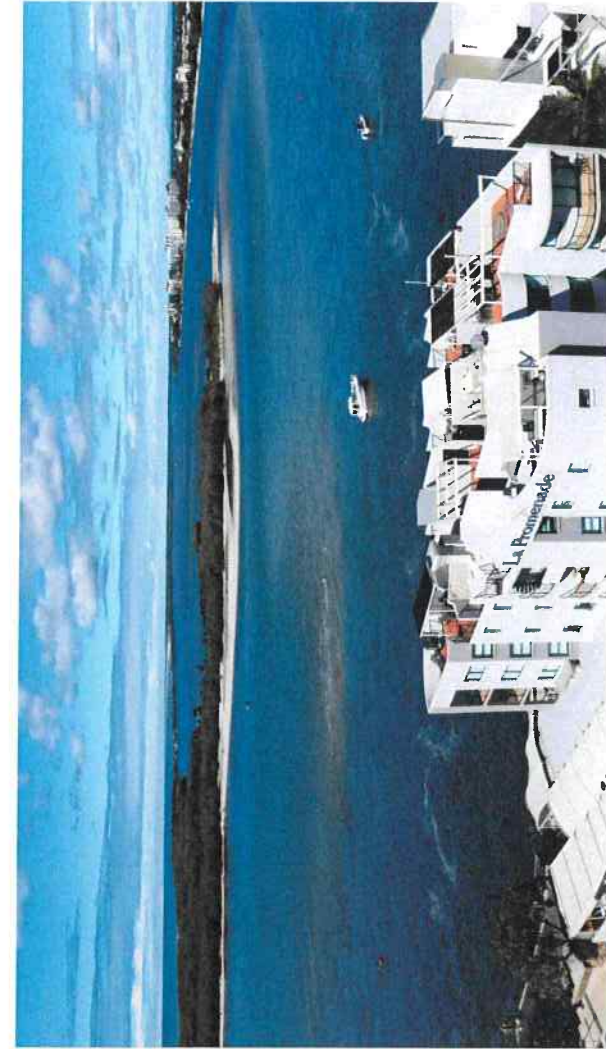
1 EXISTING VIEW - PODIUM  
SCALE NTS @ A1



3 EXISTING VIEW - LEVEL 03  
SCALE NTS @ A1



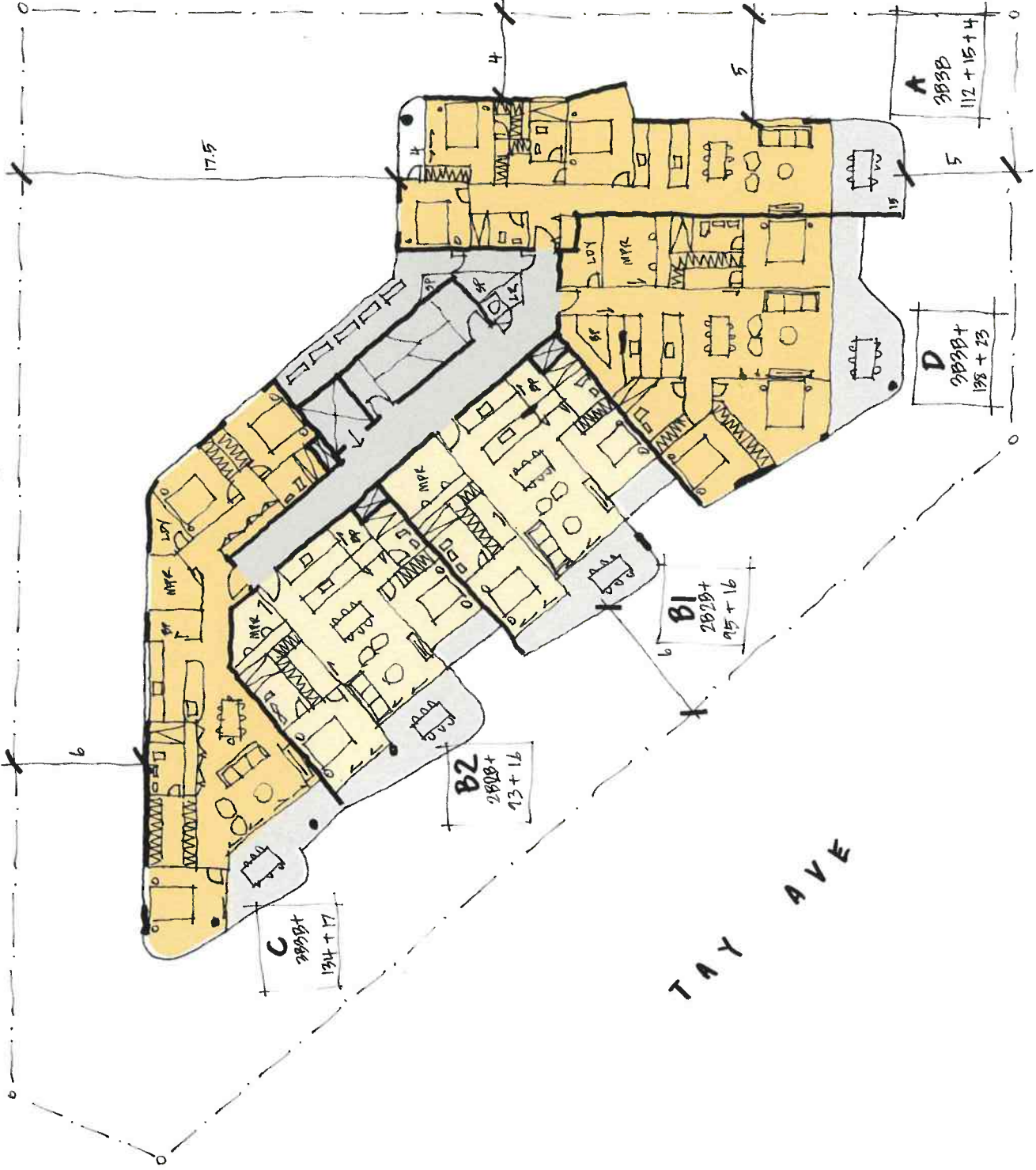
5 EXISTING VIEW - LEVEL 05  
SCALE NTS @ A1



7 EXISTING VIEW - LEVEL 07  
SCALE NTS @ A1



BULCOCK ST



TAY AVE

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 (A1)  
SCALE 1:200 (A2)

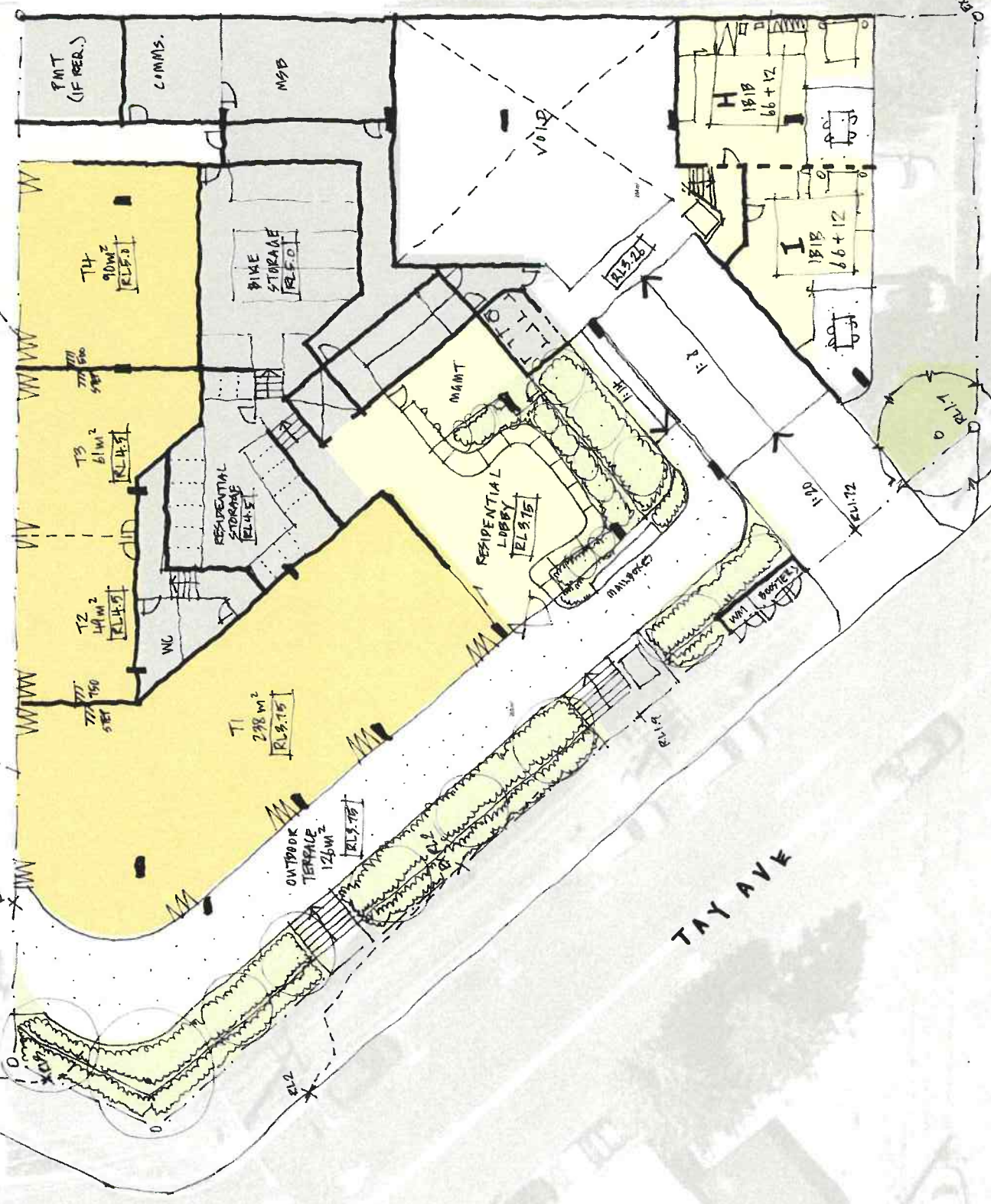


200

100

100

BULCOCK ST



TAY AVE

MALOJA AVE

FLOOR PLAN - LEVEL 01 GROUND

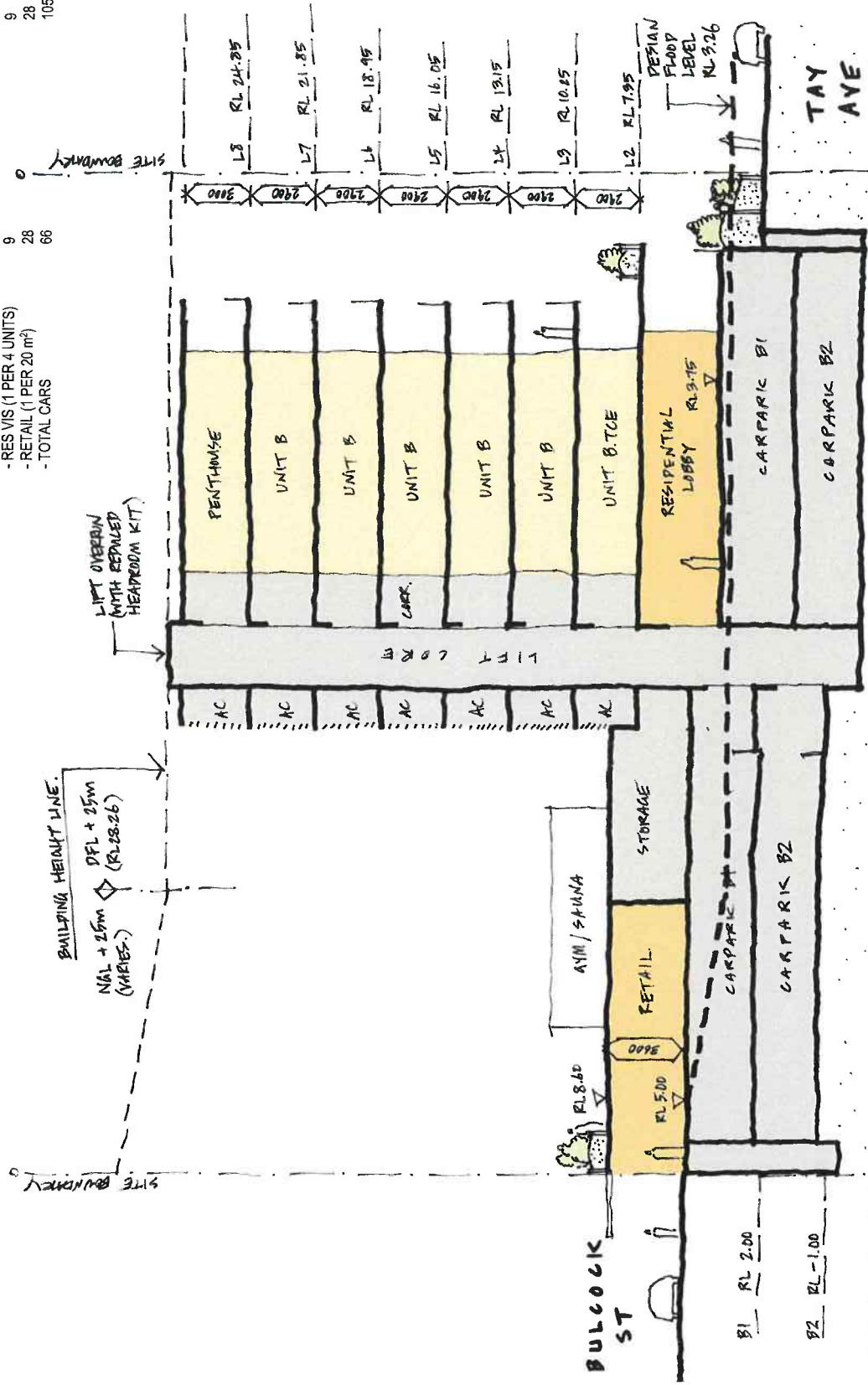
DEVELOPMENT SUMMARY

OPTION 03 - EIGHT STOREY RESIDENTIAL DEVELOPMENT

- AUTHORITY SUNSHINE COAST PLANNING SCHEME 2014  
ZONE MAJOR CENTRE ZONE  
LOCAL PLAN AREA CALOUNDRA LOCAL AREA PLAN  
LOCAL PLAN PRECINCTS - CALOUNDRA CENTRAL PRECINCT (CAL LPP-1);  
- DESTINATION CENTRE SUB-PRECINCT (CAL LPP-1a);  
- SITE IDENTIFIED ON FIGURE 7.2.6B (90% SITE COVER).

DESIGN FLOOD LEVEL (DFE+800) RL 3.26  
HEIGHT OVERLAY 25m  
SITE AREA 1,859 m<sup>2</sup>  
UNITS 35

| SETBACKS                            | REQUIRED                      | PROVIDED                  |
|-------------------------------------|-------------------------------|---------------------------|
| - FRONT                             | UP TO 8.5m                    | 0m                        |
|                                     | ABOVE 8.5m                    | 10m AVERAGE TO BULCOCK ST |
| - SIDE                              | UP TO 8.5m                    | 6m AVERAGE TO TAY AVE     |
|                                     | ABOVE 8.5m                    | 0m                        |
| - REAR                              | UP TO 8.5m                    | 5m                        |
|                                     | ABOVE 8.5m                    | -                         |
| SITE COVER                          | REQUIRED                      | PROVIDED                  |
| - UP TO 8.5 METRES                  | 90% MAX                       | 86%                       |
| - ABOVE 8.5 METRES                  | 45% MAX                       | 43%                       |
| - LANDSCAPED AREA                   | 10% MIN (186 m <sup>2</sup> ) | 8% (145 m <sup>2</sup> )  |
| - CARS                              |                               |                           |
| - RES (1 PER UNIT)                  | 35                            | 68                        |
| - RES VIS (1 PER 4 UNITS)           | 9                             | 9                         |
| - RETAIL (1 PER 20 m <sup>2</sup> ) | 28                            | 28                        |
| - TOTAL CARS                        | 66                            | 105                       |



0 1 2 3 4 5 6  
SCALE 1:200 (H.A.)  
SCALE 1:200 (H.A.)

NOT RECOMMENDED FOR CONSTRUCTION WITHOUT A PROFESSIONAL CERTIFICATE

RESIDENTIAL DEVELOPMENT 1 TAY AVE CALOUNDRA 1 1111 1

SECTION

BUL LOCK ST

RECESS TOP BACK

